

ITB 32701-12906

RANGER RESIDENCE SIDING REPLACEMENT

LOCATION

Chickasaw State Park
20 Cabin Lane
Henderson, TN 38340

PURPOSE

This request for bids is for a six (6) month contract to furnish all materials, equipment, supplies, and labor necessary to remove the decayed carport columns, siding, fascia and gutters on at Chickasaw State Park. This project shall also include installing new gutters, down spouts, Hardie columns, Hardie fascia, five eights plywood base, a Tyvek moisture barrier and Hardie board and baton siding.

GENERAL CONDITIONS

- 1) On-Site work shall be performed between contract award and March 1 2024 unless an exception is granted by the Facilities Management Regional Manager.
- 2) All work shall comply with state-approved versions of the International Building Code, standards, regulations, other applicable codes, manufacturer's recommendation, and best practices. Contractor is responsible for all permits and associated fees.
- 3) Only the Facilities Management Office can approve any alterations, modifications, or substitutions to the written scope, specifications, or requirements of the project. No additional work shall be authorized unless pre-approved by the Facilities Management Office.
- 4) Contractor shall keep the jobsite clean and safe and leave in a neat and tidy manner.
- 5) All color selections to be determined by the park or Hospitality Manager and approved by the Facilities Management Office.

- 6) All material substitutions must be pre-approved.
- 7) All materials shall be installed per manufacturer's recommendation and best practice.
- 8) All dimensions listed are approximate. Contractor is responsible for verifying actual dimensions prior to ordering any materials or bidding. No allowances shall be made due to any bidder neglecting to visit the site and verifying dimensions and conditions

GENERAL SCOPE OF WORK

A. Removal:

1. The contractor shall be responsible for the removal of the existing wood fascia, trim, decayed T1-11 siding. Caution will be taken to protect windows as they shall not be replaced.
2. Shall remove gutters, down spouts and carport posts columns.
3. The contractor shall notify the listed contacts if any additional damage is found and not to proceed until authorized.
4. The contractor shall make allowances for some termite/stud damage.
5. Contractor shall remove hot water heater.

B. Installation:

1. The contractor shall be responsible for the installation of insulation of R-13 value or greater, if any void in insulation is found and install 5/8 plywood and house wrap as a base for Hardie board siding.
2. The contractor shall be responsible for installing new fiber cement carport columns, fascia, board and baton siding on all exterior of one residence. Installation of all new fiber cement material shall be according to the manufacture's installation requirements. The contractor shall be responsible for staying within the spacing requirements of the manufacture's recommendations.

3. The contractor shall install in a board and batten pattern with batons at 12 inches on center with horizontal band board as required.
4. The contractor shall be responsible for the installation of flashing over the doors, windows, heating ducts, and where siding meets the ground around the bottom of the wall. The flashing will have a z-bar shape and have a hem or crimp on the outside edge.
5. The contractor shall be responsible for installing new fiber cement trim around all doors, windows, heating ducts, inside and outside corners meeting all specifications listed.
6. The contractor shall be responsible for replacing soffit with prefinished Hardie fiber cement soffit prime and paint.
7. The contractor shall be responsible for protecting and sealing windows throughout. The windows shall be left in place.
8. The contractor shall be responsible for caulking all butt joints, inside and outside corners, door and window trim, and anywhere caulking is required. (All butt joints shall have weather barrier installed behind joint and caulked)
9. The contractor shall be responsible for supplying all fiber cement materials to side one residence.
10. The contractor shall be responsible for two coats of paint including fascia, soffit, carport columns, siding and block foundation on the entire building.
11. Contractor shall install new eave vents, new 6" gutters with 5" down spouts and leaf guards.
12. Contractor shall also clean, prime and paint standing seam metal roof with a good high quality two coats of paint.
13. Contractor shall install Sanden CO2 water heater and West TN Regional Office (WTRO) shall furnish.
14. The contractor shall have a General Contractor's license with a BC-8 & BC-21 endorsement on their contractor's license.

C. Materials:

All materials must be approved by Facilities Management before installation.

House Wrap

Non-woven with 10-year warranty

Acceptable brands Dupont, Kingspan (or equal)

Siding

Fiber Cement board and batten with woodgrain with 30-year warranty

Acceptable brands James Hardie Cedarmill, Allura (or equal)

Corner Trim

Fiber Cement with woodgrain with 30-year warranty

Outside Corner 5/4 X 3.5 Inch

Inside Corner 5/4 X 3.5 Inch

Acceptable brands James Hardie, Allura (or equal)

Window And Door Trim

Fiber cement with woodgrain with 30-year warranty

Size 5/4 X 3.5 inch

Acceptable brands James Hardie, Allura (or equal)

Caulking

Elastomeric Joint Sealant complying with ASTM C920 Grade NS, class 25 or higher or

Latex Joint Sealant complying with ASTM C834

Acceptable brands DAP, Titebond (or equal)

Finish (Exterior Paint)

Exterior Acrylic Latex with Lifetime Limited Warranty

Acceptable brands Sherwin-Williams, PPG (or equal)

Color to be determined by Park Manager

Moisture Barrier Behind Butt Joints

Aluminum flashing

Acceptable brands Union Corrugating, Amerimax (or equal)

PAINT SPECIFICATIONS:

A. Surface Preparation

1. All surfaces to be painted shall be clean, cured, dry and free of rust, mill-scale, oil, grease, dirt, salts, wax, efflorescence, mildew, surface deposits or loose or scaling paint.
2. All gaps must be filled with approved caulk.
3. Glossy surfaces of old paint must be dulled.
4. Prepared surface must be protected by use of specified and approved primer.
5. Surface must be inspected by park Facilities Management representative prior to coating application; however, prepared non-protected metal substrates must be immediately primed.

B. Coating Application

1. Coating may be applied by brush, applicator pad, roller, convention or airless spray in a minimum of two coats or as otherwise specified.
2. Specific dry film thickness recommended by manufacturer must be achieved.
3. Even coats, of complete coverage, which are free from sags, drips, streaks and bubbles must be obtained

CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS IN EXECUTION OF PROJECT.

IMPORTANT INFORMATION

- **All bidders are advised to visit site to verify all conditions and dimensions. No allowances will be made by the agency due to any bidder neglecting to visit the site and verifying dimensions and conditions. Site visits are not mandatory; but, strongly recommended.**
 - Site visits will be allowed on August 30, 2024, between 10:00AM and 2:00PM. Please contact the Solicitation Coordinator if you are unable to attend during this allotted time.

- Contractor will perform work on regular time and will invoice work time and material not to exceed the quoted price. Any variance in quote will be addressed with a representative of Facilities Management, West TN Regional Office before additional work or materials are supplied.
- Work shall be scheduled to avoid any interference with normal operation of the park as much as possible. During the construction period, coordinate construction schedules and operations with the agency.

WORK MUST BE CONDUCTED DURING THE NORMAL BUSINESS HOURS OF MONDAY THROUGH FRIDAY, 8:00 A.M. TO 4:30 P.M., UNLESS APPROVAL FOR AN ALTERNATE SCHEDULE IS ARRANGED WITH FACILITIES MANAGEMENT.

- Awarded contractor to schedule and attend a pre-construction conference where a pre-construction form will be signed by Facilities Management, Contractor and Park Manager or park representative before work can begin. Contractor must also schedule and attend a final inspection where a final inspection form will be signed by Facilities Management, Contractor and Park Manager or park representative before invoice will be paid.

PROJECT WILL BEGIN WITHIN 15 DAYS OF PURCHASE ORDER ISSUANCE OR AS SOON AS MATERIALS CAN BE ATTAINED UNLESS FACILITIES MANAGEMENT HAS APPROVED OTHER AGREEMENT.

- The contractor will protect areas adjacent to his work and will be required to repair any damage he may cause. Contractor will protect work of other trades. Contractor shall correct any painting related damage by cleaning, repairing or replacing, and refinishing as directed by Facilities Management.
- Workmanship is to be warranted for not less than one year from date of final inspection. Materials will be warranted as per manufacturer's warranty.

- All materials, equipment, and supplies are to be new and in good condition, UL listed when applicable, and all work accomplished in a manner acceptable to Facilities Management.
- Submittals shall be required on all materials and must be presented for approval by the State of Tennessee representative.
- Clean up of the project site shall be the responsibility of the contractor. Contractor to assure that job site is clean of nails, debris, etc., at end of each day to ensure safety. Contractor will clean up and haul away all scrap when work is completed to an approved location off state property.
- Contractor, employees, or sub-contractors shall be licensed, certified, or registered as required. They must be registered in the State of Tennessee Edison purchasing system.
- The contractor shall have a Certificate of Insurance on file with Facilities Management. Contractor will have insurance as will protect the contractor from claims which may arise out of or result from the contractor's operations under the contract and for which the contractor may be held legally liable, whether such operations be by the contractor or by sub-contractor or by anyone directly or indirectly employed by any of them, or anyone associated with them for whose acts they may be liable.
 - Sub-contractors must also be registered in the State of Tennessee Edison purchasing system, be listed on the bid application and must show proof of insurance and have workers compensation. Insurance requirements are listed below.
 - The State of Tennessee shall not be held liable for any damage, loss of property, or injury of personnel resulting from actions of the contractor and/or his/her sub-contractors or employees.

- Contractor shall obtain all fees and permits required for project. Contractor shall have a copy of project specifications, always permits and certificate of insurance on project site
- Contractor shall comply with all applicable codes, standards, and regulations in execution of project. All work must conform to the International Building Code 2017.

Invoice shall be submitted for payment within 10 days of project completion.

A copy of the invoice shall be submitted to West Tennessee Regional Office via mail, fax or e-mail (address: 21540 Natchez Trace Road, Wildersville, TN 38388, fax:731-968-5668; or e-mail: susan.blankenship@tn.gov).

Facilities Management Regional Contacts (for use ONLY after Contract Award)

Steve O'Dell

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Reid Mullins

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